037.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,900 / 805,900
					USE VALUE:	805,900 / 805,900
					ASSESSED:	805,900 / 805,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77	-79	DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BITTEKER STEVEN A & EVA B
Owner 2:	
Owner 3:	
Street 1:	4 WHITE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COMMONWEALTH PROPERTIES -
Owner 2:	GROUP LLC -
Street 1:	132 GREAT ROAD
Twn/City:	ACTON
St/Prov:	MA Cntry:
Postal:	01720

NARRATIVE DESCRIPTION

This parcel contains 3,281 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Vinyl Exterior and 2132 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3281.000	474,100		331,800	805,900
Total Card	0.075	474,100		331,800	805,900
Total Parcel	0.075	474,100		331,800	805,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.00 | /Parcel: 378.0

Legal Description

User Acct 25118

GIS Ref

GIS Ref

Insp Date 12/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 037.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,200	0	3,281.	331,800	806,000	806,000	Year End Roll	12/18/2019
2019	104	FV	354,100	0	3,281.	300,700	654,800	654,800	Year End Roll	1/3/2019
2018	104	FV	354,100	0	3,281.	285,100	639,200	639,200	Year End Roll	12/20/2017
2017	104	FV	332,600	0	3,281.	248,800	581,400	581,400	Year End Roll	1/3/2017
2016	104	FV	332,600	0	3,281.	212,600	545,200	545,200	Year End	1/4/2016
2015	104	FV	344,300	0	3,281.	197,000	541,300	541,300	Year End Roll	12/11/2014
2014	104	FV	252,100	0	3,281.	163,300	415,400	415,400	Year End Roll	12/16/2013
2013	104	FV	262,400	0	3,281.	155,500	417,900	417,900		12/13/2012

!3074!

PRINT

Date	Time
12/10/20	18:23:35

LAST REV

Date	Time
05/14/19	14:28:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3074

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COMMONWEALTH PR	62370-448		8/1/2013		525,000	No	No		
PANICO WILLIAM	62370-446		8/1/2013	Change>Sale	435,000	No	No		
	16132-59		4/1/1985		140,000	No	No		Y

USER DEFINED

Prior Id # 1:	25118
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2018	1015	Inter Fi	20,000	C				remod kitchen & ba
1/7/2015	13	Manual	8,475					Blown in insulatio
8/18/2010	1012	Porch	10,000					rebuild rear porch

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/21/2009	Meas/Inspect	294	PATRIOT
2/25/2000	Measured	263	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3281		Sq. Ft.	Site		0	64.	1.58	3									331,796						331,800	

Total AC/HA: 0.07532 | Total SF/SM: 3281 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 331,796 | Spl Credit | Total: 331,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14249527
Const Adj.:	0.97418028
Adj $ / SQ:	189.209
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613046
Depreciation:	138978
Depreciated Total:	474069

COMMENTS

DECATUR MARKET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

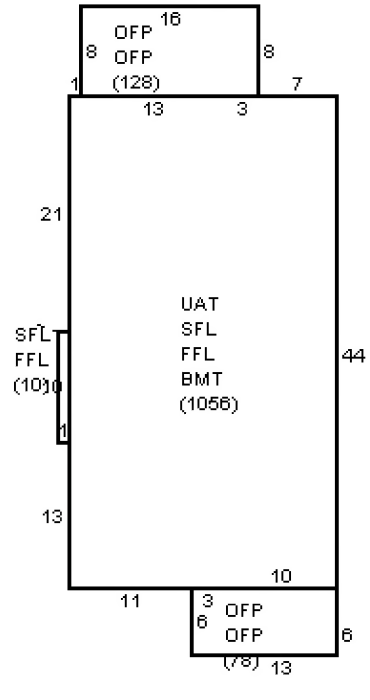
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.21
Special Features:	0	Val/Su Net:	122.70
Final Total:	474100	Val/Su SzAd	222.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,066	189.210	201,697
SFL	Second Floor	1,066	189.210	201,697
BMT	Basement	1,056	56.760	59,942
OFP	Open Porch	412	19.980	8,230
UAT	Upper Attic	264	75.680	19,981

Net Sketched Area:	3,864			Total:	491,547
Size Ad	2132	Gross Are	4656	FinArea	2132

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc